

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2022-836**

5 AN ORDINANCE APPROVING, AND AUTHORIZING THE  
6 MAYOR, OR HIS DESIGNEE, AND CORPORATION  
7 SECRETARY TO EXECUTE AND DELIVER THAT CERTAIN  
8 AMENDED AND RESTATED LEASE AGREEMENT BETWEEN THE  
9 CITY OF JACKSONVILLE ("LANDLORD") AND NORTHROP  
10 GRUMMAN SYSTEMS CORPORATION ("TENANT") FOR  
11 BUILDING 332 AT CECIL COMMERCE CENTER,  
12 CONTAINING APPROXIMATELY 5,476 SQUARE FEET AND  
13 LOCATED AT 13618 LAKE FRETWELL STREET,  
14 JACKSONVILLE, FLORIDA 32210, FOR A TERM OF  
15 THIRTY-EIGHT MONTHS, WITH TWO OPTIONS TO RENEW  
16 FOR ONE (1) ADDITIONAL YEAR TERM AT AN ANNUAL  
17 BASE RENTAL RATE OF \$4,841.70 WITH 3% ANNUAL  
18 INCREASES BEGINNING ON MARCH 1, 2024 AND WITH A  
19 COMMON AREA MAINTENANCE FEE OF \$200.00 PER  
20 MONTH; PROVIDING FOR OVERSIGHT BY THE OFFICE OF  
21 ECONOMIC DEVELOPMENT; PROVIDING AN EFFECTIVE  
22 DATE.

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24 **WHEREAS**, the City and Northrop Grumman Systems Corporation  
25 ("Tenant") previously entered into that certain Lease Agreement dated  
26 December 28, 2020, as amended by that certain First Amendment to  
27 Lease dated December 31, 2021, each as authorized by Section 122.428,  
28 Ordinance Code, pursuant to which the Tenant has leased certain City-  
29 owned property known generally as Building 332 and located at 13618  
30 Lake Fretwell Street, Jacksonville, Florida 32210 (the "Leased  
31 Premises"); and



